



RECREATIONAL LAND FOR SALE

NELSON COUNTY WATERFRONT

GLADSTONE, VA 24553



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PROPERTY OVERVIEW



OFFERING SUMMARY

Sale Price:	\$20,000
Lot Size:	8± Acres
River Frontage:	1,900± feet

PROPERTY OVERVIEW

8± acres with 1,900'± of river frontage on the James River, being sold as surplus property by the Commonwealth of Virginia. Gorgeous views directly across the water from James River State Park. Excellent opportunity for recreational river access and outdoor experiences. Property is accessed from Buffalo Station Rd by private rail crossing. No street address, can be located as Nelson County parcel 94-A-21B.

The Commonwealth of Virginia, Department of Wildlife Resources ("DWR") indicates that the parcel is bisected by a railroad that, to the best of their knowledge, is owned by CSX Railway ("CSX"). DWR has been deeded access across the tracks, but the grant did not come from CSX and there is no indication from the source deeds in the Commonwealth's possession as to its origin. The access has been in place for over thirty years, and is not maintained by DWR or the Commonwealth. Any conveyance from the Commonwealth will be in the form of a quitclaim, with no access rights warranted or guaranteed by the Commonwealth or DWR to CSX's property.

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ADDITIONAL PHOTOS



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LOCATION MAPS

